



Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

ZONING FOCUS GROUP MEETING

Special Meeting

Monday, May 18, 2015 | 1:00 P.M.

Conference Room B
Audrey P. Beck Municipal Building
4 South Eagleville Road

DRAFT Minutes

- I. **Call to order-** The meeting was called to order at 1:00 p.m. The following members of the PZC's Regulatory Review Committee were present: Rawn (departed at 2:40 pm), Aho, and Ward. The following community representatives were present: Booth, Hilding, and Pelletier. In addition, Painter, Hirsch and Kaufman, and Vince Mc Dermott (Milone and MacBroom) were present.
- II. **Minutes of May 7, 2015 meeting-** Members suggested the following corrections to the meeting minutes: Clarify that auto service includes auto repair services in the first bullet; change the bullet on boarding houses/ fraternities/sororities to reflect that was not a specific focus group recommendation but a note from staff regarding PZC discussion on those uses and change the bullet on conference centers to add a threshold similar to retail/shopping center. Booth MOVED, Ward seconded approval of the minutes as corrected; all voted in favor with the exception of Pelletier who abstained.
- III. **Review of Draft Regulations.** Members reviewed section 7 (including signage) and had the following comments:
 - Change watercourse to wetlands and watercourses throughout the document.
 - 7.1 strengthen the wording about environmental protection. For example add a bullet stating the importance of protecting and enhancing natural systems.
 - 7.1.4 –Don't ignore the back of buildings as they may be visible at some point in the future (i.e. two older buildings in Storrs Center).

- 7.2.2.5-Concern was expressed that requiring cross-access between properties would increase impervious surfaces.
- 7.2.3.5- Make sure to add a diagram to depict parking lot dimensions; clarify that this does not apply to gated parking areas with access restrictions. It was noted that this might be difficult to achieve on lots that take access off state roads due to limitations on the number of driveway cuts.
- 7.2.3.7 – Concern with how prohibition on parking forward of building line will impact distance from handicap spaces to building entries thereby impacting those with mobility issues
- 7.2.3.13- change shown to “depicted on site plan”.
- Clarify 7.2.7.1- Look at how other towns deal with loading berths and clarify this section.
- 7.3.3.2- Add an exception for logging.
- 7.4.3.1-Delete signs from this section.
- 7.4.3.2-add a separate threshold for areas where there are existing street lights.
- 7.7.3.2- Add a citation of the Regional Climate Center Atlas Precipitation Extremes for the Northeast including date/as amended.
- Identify mechanisms to require a comprehensive study of things like storm water, traffic, etc. for a larger area instead of site by site.

Signage- Members were asked to review this section and send questions and comments. Members requested that signage be discussed at a future meeting. Aho asked if there was a limit of time that a real estate sign could be placed at a location. There was a for sale by owner sign on his road that was up for 15 years.

IV. **Public Comment** – No public comment received.

V. **Next steps and adjourn-** Linda handed out section 8. Staff has decided that the zoning regulations now need to be looked at a whole so that the different sections can be seen in context. Staff and the consultant will be taking the next month to complete a draft and will then resume meeting with the focus group. The meeting adjourned at 3:10 pm.